| 066.0 | 0001 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 773,400 / 773,400 |
| | | | | | USE VALUE: | 773,400 / 773,400 |
| | | | | | ASSESSED: | 773,400 / 773,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 35 | | RADCLIFFE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DUGGAN WILLIAM/NANCY/TRS |
| Owner 2: | DUGGAN RLTY TRUST |
| Owner 3: | |
| Street 1: | 35 RADCLIFFE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DUGGAN WILLIAM/NANCY - |
| Owner 2: | - |
| Street 1: | 35 RADCLIFFE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2221 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10481.000 | 285,000 | | 488,400 | 773,400 |
| Total Card | 0.241 | 285,000 | | 488,400 | 773,400 |
| Total Parcel | 0.241 | 285,000 | | 488,400 | 773,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.22 /Parcel: 348.22

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 42082

**GIS Ref**

**GIS Ref**

**Insp Date** 09/13/18

!5647!

## PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 285,000 | 0 | 10,481. | 488,400 | 773,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 275,800 | 0 | 10,481. | 488,400 | 764,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 275,800 | 0 | 10,481. | 488,400 | 764,200 | 764,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 228,500 | 0 | 10,481. | 453,500 | 682,000 | 682,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 228,500 | 0 | 10,481. | 453,500 | 682,000 | 682,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 228,500 | 0 | 10,481. | 397,700 | 626,200 | 626,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 228,500 | 0 | 10,481. | 362,800 | 591,300 | 591,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 215,300 | 0 | 10,481. | 320,900 | 536,200 | 536,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 02:32:26 |

**LAST REV**

| Date | Time |
|---|---|
| 09/27/18 | 13:43:37 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5647

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DUGGAN WILLIAM/ | 42341-425 | | 3/20/2004 | Family | 99 | No | No | | |
| DUGGAN WILLIAM/ | 39425-386 | | 6/3/2003 | Family | 99 | No | No | | |
| DUGGAN WILLIAM | 31244-454 | | 3/9/2000 | Family | 99 | No | No | 4 | |
| | 10528-236 | | 5/14/1964 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/26/2005 | 295 | Re-Roof | 23,000 | | | | | |
| 5/4/1998 | 256 | Manual | 800 | | | | | NEW PORCH ROOF |
| 4/17/1998 | 256 | Manual | 800 | | | | | REROOF PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/13/2018 | MEAS&NOTICE | PH | Patrick H |
| 4/13/2009 | Meas/Inspect | 372 | PATRIOT |
| 11/10/2000 | Hearing Chag | 189 | PATRIOT |
| 10/7/1999 | Meas/Inspect | 267 | PATRIOT |
| 7/28/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 42082 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10481 | | Sq. Ft. | Site | | 0 | 70. | 0.67 | 12 | | | Topo | -5 | | | | | 488,399 | | | | | | 488,400 | |

| Total AC/HA: | 0.24061 | Total SF/SM: | 10481 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 488,399 | Spl Credit | | Total: | 488,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.25658572 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 138.211 |
| Other Features: | 102500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 412975 |
| Depreciation: | 128022 |
| Depreciated Total: | 284953 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

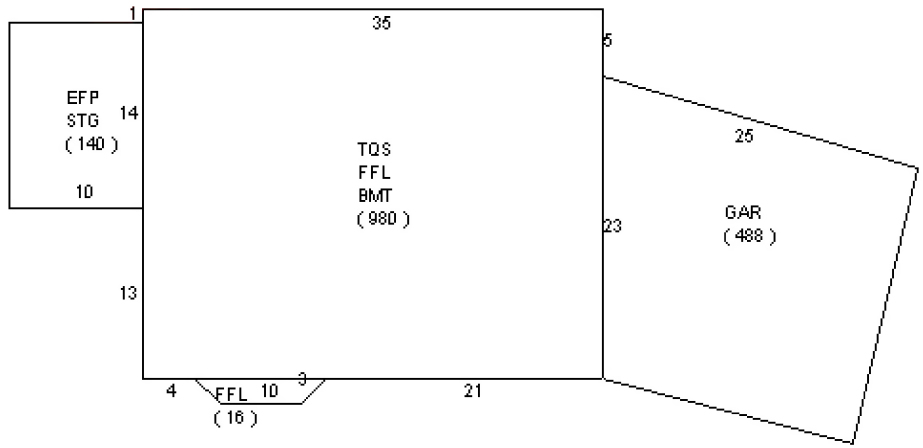
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 138.21 |
| Special Features: | 0 | Val/Su Net: | 81.92 |
| Final Total: | 285000 | Val/Su SzAd | 164.64 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 996 | 138.210 | 137,658 |
| BMT | Basement | 980 | 54.940 | 53,840 |
| TQS | 3/4 Story | 735 | 138.210 | 101,585 |
| GAR | Garage | 488 | 20.120 | 9,819 |
| EFP | Enclos Porch | 140 | 46.670 | 6,533 |
| STG | Storage | 140 | 7.430 | 1,040 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,479 | | | Total: | 310,475 |
| Size Ad | 1731 | Gross Area | 3724 | FinArea | 2221 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 066.0-0001-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc